



SKIPTON WALK, TROWBRIDGE

£325,000 Freehold **SSTC**

Tucked away in a corner position, this beautifully presented three bedroom detached family home is situated for access to the local shop, walks through Green Lane woods and Castle Mead Primary School.



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Set within a pleasant tree lined position, this is a beautifully presented three bedroom detached family home, which is conveniently situated for access to the local shop, walks through Green Lane woods and Castle Mead Primary School.

The ground floor accommodation comprises of an entrance hall, lounge, kitchen/dining room, which includes the lovely addition of a fitted dishwasher, a new coffee machine and microwave. There is also a useful utility room and cloakroom toilet.

On the first floor is the family bathroom, master bedroom with an en-suite shower room, a second double bedroom and the third bedroom which is currently utilised as a dressing room.

There is a well maintained good sized garden, with decking area, including a summer house and gazebo. Access to the garage and parking space is through a gate at the rear of the garden.

Additional notable features include gas central heating, Upvc double glazing, new front and rear doors, a garage and driveway parking.

Situated on the outskirts of Trowbridge, Castle Mead is a friendly area benefitting from two primary schools, a variety of amenities including shops, family pub and also a community centre.

There are also many things to do within the area, including walks around the local bicycle paths, numerous playing parks and picturesque walk through the estate to Biss Meadow, leading to the town centre. Trowbridge itself offers busy town centre shopping, cinema complex with restaurants and a train station with direct links to Bath, Bristol and beyond.





- Beautifully Presented Home
- Detached Family Home
- Close to shops and schools
- Cloakroom
- Kitchen/Dining Room

- Lounge
- Master Bedroom with En-Suite Shower Room
- Two further bedrooms
- Lovely rear garden
- Garage/Parking

Entrance Hall

Lounge
18'5" x 10'3"

Kitchen/Dining Room
18'5" x 9'1"

Utility Room
6'5" x 5'1"

Cloakroom

Bedroom 1
18'6" x 10'4"

Bedroom 2
10'7" x 9'2"

Bedroom 3
9'2" x 7'7"

Family Bathroom

En-suite Shower Room

Rear Garden
Including summer house and gazebo.

Garage
Parking space to the front.
Located in the residential parking area at the rear of the property.

Skipton Walk, Trowbridge, BA14

Approximate Area = 998 sq ft / 92.7 sq m

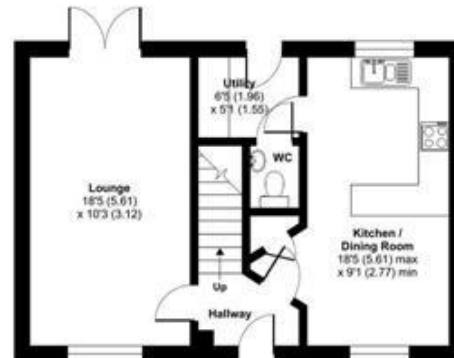
Garage = 201 sq ft / 18.7 sq m

Total = 1199 sq ft / 111.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rollroom 2024. Published for Paxtons Estate Agents. REF: 1134266

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Council Tax Band: D
(Wiltshire Council)
Tenure: Freehold
Annual Service Charge
currently £200 with Green
Square Accord

Note:

We cannot guarantee the accuracy of this property brochure or the information contained therein and would therefore ask you to satisfy yourself regarding any information.

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